

May 14, 2014

Present

Commissioners Michael Vlahovich, Ann Borders, Joyce Harrod, Joanne Clark, and Roy Myers, Town Manager Jean Weisman, Administrative Clerk Suzanna Warnick, and six members of the public.

Call to Order

President Vlahovich called to order the public working session of the Commissioners of St. Michaels at 5:00 p.m., in the meeting room of the Edgar M. Bosley, Jr. Municipal Building, 300 Mill Street, St. Michaels, Maryland, and the Pledge of Allegiance was recited.

Announcements from COSM, Staff, Public

The Commissioners agreed to move Item VI on the agenda – Historic District Commission Guidelines – for discussion just after the Consent Agenda. President Vlahovich then proceeded with announcements. He noted that as a result of the recent election, there are two new Commissioners – Roy Myers who successfully ran unopposed for another term, and Jaime Windon, who will replace Commissioner Vlahovich, with terms expiring in June of 2018.

President Vlahovich said that the public was invited to the ribbon cutting for the new Art League Gallery on Railroad Avenue on Saturday, May 31, 2014 at 12:00 noon. President Vlahovich reminded everyone that the St. Michaels Running Event would take place on Saturday, May 17th and that there would be intermittent road closures of Route 33 between 7:30 and 8:30 a.m. President Vlahovich said the Community Center will host a farewell party for Rev. Johnson of the Union United Methodist Church at Harrison's Chesapeake House in Tilghman on June 10th at 6:00 p.m. and to contact Trish Payne of the Community Center for more information or to make reservations. President Vlahovich noted that recent delays on Route 33 were due to the State Highway Administration's efforts to complete the paving of the highway before anticipated heavy rains. President Vlahovich then asked if the Commissioners or the public had any announcements. Commissioner Borders said that she, Commissioner Myers and Jean Weisman met with the State Highway Administration on Tuesday, May 13, 2014 regarding parking on Route 33. Commissioner Borders said there were an extra seven or eight parking spaces between East Chew and East Marengo by the Mill that the Town could mark for parking, but any other additions or subtractions would take months of work at the state level. Commissioner Borders also noted that the State said they could not paint parking spaces. Commissioner Clark said the Town had received some good press in the Star Democrat and in the Washington Post. Commissioner Harrod and Commissioner Clark also attended the Police Academy graduation and a Honors breakfast hosted by Talbot County. Commissioner Myers said the Town will have a hearing before the Ethics Commission on June 26, 2014.

Consent Agenda

President Vlahovich announced that a vote to approve the items on the consent agenda would include approval of the reports for the month of April, 2014, and approval of a Special Permit Application from St. Michaels Community Center to hold concerts in Muskrat Park from June 12 to August 28, 2014 on Thursday evenings. President Vlahovich noted that the disbursements for April 2014 totaled \$ 327,131.35 of which the following were expenditures of \$20,808.75 to Davis Bowen and Friedel, engineers, for Phase V engineering, \$38,677.50 to Dissen and Juhn, contractors, for N Harbor Rd Bulkhead and Ramp replacement, \$5,875 to Bridges Site and Utilities for a culvert replacement on Canton Street, \$7,500 to Talbot County Free Library for FY14 donation, \$3,000 to St. Michaels Community Center for FY14 donation, and \$17,703 to M&T Bank for water tower debt for N. Tower construction and line improvement.

President Vlahovich then asked if the Commissioners wanted to remove any item from the consent agenda for discussion on the regular agenda. There were no requests. President Vlahovich then called for any public comment. As there were no comments or changes, President Vlahovich called for a motion to approve the consent agenda as presented. Commissioner Myers made the motion, which was seconded by Commissioner Harrod, and which passed on a roll call vote of 5-0 in favor.

Resolution for Discussion

- Resolution 2014-03 – Historic District Committee (HDC) Guidelines

RESOLUTION 2014-03, A RESOLUTION OF THE COMMISSIONERS OF ST. MICHAELS TO ADOPT THE ST. MICHAELS HISTORIC DISTRICT COMMISSION'S DESIGN GUIDELINES FOR REHABILITATION, MAINTENANCE AND NEW CONSTRUCTION DATED 2014

President Vlahovich called upon Pete Leshner, HDC Chairman, who provided an overview of the guidelines proposed by the Commission, as contained in Resolution 2014-03. Chairman Leshner said that the HDC guidelines had been updated in 2008 and the Commission had recently made amendments covering issues on which the guidelines had been silent in the past, such as lighting, solar, roofing, new materials, murals or other public art, etc. Chairman Leshner answered questions from the Commissioners and the public. The Commissioners had some suggestions for additions and deletions. After some additional discussion, President Vlahovich directed staff to make the agreed upon changes and said that the Resolution could then be voted on at the Commissioners' May 28, 2014 meeting.

Ordinance for Discussion and possible Introduction

- Ordinance No. 447 – Critical Area Map change

President Vlahovich called upon Mrs. Warnick, who read the title of the ordinance into the record as follows:

ORDINANCE NO. 447: AN ORDINANCE TO AMEND THE TOWN OF ST. MICHAELS CRITICAL AREA MAP TO REFLECT MAPPING EFFORTS REQUIRED BY HOUSE BILL 1253. THE PROPOSED MAP REFLECTS NEW STATE DETERMINED SHORELINE AND LANDWARD BOUNDARIES OF TIDAL WETLANDS AND THE DELINEATION OF THE 1,000-FOOT CRITICAL AREA BOUNDARY BASED ON CURRENT AERIAL IMAGERY AND PROVIDING THAT THE TITLE OF THIS ORDINANCE SHALL BE DEEMED A FAIR SUMMARY; AND GENERALLY RELATING TO CRITICAL AREA LAND CLASSIFICATIONS

President Vlahovich called upon Jean Weisman, who gave an overview of the map changes made by the State. As there were no comments or changes, President Vlahovich called for introduction of Ordinance No. 447. Commissioners Myers, Borders and Harrod introduced the ordinance. President Vlahovich announced that a public hearing on the Ordinance could be held on June 11, 2014, and that the ordinance would be eligible for vote during the Commissioners' regular legislative session on June 25, 2014.

- Ordinance No. 449 – Chapter 98 – General Provisions

President Vlahovich called upon Mrs. Warnick, who read the title of Ordinance No. 449 into the record as follows:

ORDINANCE NO. 449: AN ORDINANCE TO AMEND THE CODE OF THE TOWN OF ST. MICHAELS; CHAPTER 98 (BOARDS, COMMISSIONS, COMMITTEES AND PANELS)

SECTION I (GENERAL CONDITIONS) OF THE CODE OF THE TOWN OF ST. MICHAELS
TO DELETE PARAGRAPH G AND RE-ENACT WITH AMENDED TEXT RELATING TO
REMOVAL OF BOARD MEMBERS FOR CAUSE AND GENERALLY RELATING TO
BOARDS, COMMISSIONS, COMMITTEES AND PANELS

President Vlahovich then called upon Jean Weisman, who provided an overview of the proposed Ordinance. As there were no additional changes or comments, President Vlahovich called for an introduction of the ordinance. Commissioners Clark and Borders introduced Ordinance No. 449. Mrs. Weisman noted that the ordinance would be eligible for a vote at the Commissioners' May 28, 2014 meeting. Mrs. Weisman also noted that a public hearing was not necessary for this ordinance as it did not affect Chapter 340 – Zoning.

- Ordinance No. 450 – International Property Maintenance and Energy Code

President Vlahovich called upon Mrs. Warnick, who read the title of Ordinance No. 450 into the record as follows:

ORDINANCE NO. 450: AN ORDINANCE BY THE COMMISSIONERS OF ST. MICHAELS TO AMEND CHAPTER 243 (PROPERTY MAINTENANCE) OF THE TOWN CODE TO INCLUDE ARTICLE III (PROPERTY/BUILDING MAINTENANCE) WHICH CONTAINS STANDARDS AND GUIDELINES AS SETOUT IN THE INTERNATIONAL PROPERTY MAINTENANCE CODE, LATEST EDITION; EXCLUDING SECTION III (MEANS OF APPEAL) AND TO AMEND CHAPTER 108 (BUILDING CONSTRUCTION) TO INCLUDE REFERENCES TO THE INTERNATIONAL ENERGY CONSERVATION CODE, LATEST EDITION, AND PROVIDING THAT THE TITLE OF THIS ORDINANCE SHALL BE DEEMED A FAIR SUMMARY OF THE ORDINANCE; AND ALL MATTERS GENERALLY RELATING TO ENERGY CONSERVATION AND PROPERTY/BUILDING MAINTENANCE IN THE TOWN OF ST. MICHAELS

President Vlahovich then called upon Jean Weisman, who noted that the addition of this ordinance would give the Zoning Officer the authority to address violations and assign fees for commercial buildings not in compliance with the International Property Maintenance Code. The Commissioners agreed the ordinance was needed. President Vlahovich then called for introductions. Commissioners Myers and Clark introduced Ordinance No. 450.

- Ordinance No. 451 – Chapter 98 – Tourism Board

President Vlahovich called upon Mrs. Warnick, who read the title of Ordinance No. 451 into the record as follows:

THE PURPOSE OF THIS ORDINANCE IS TO AMEND CHAPTER 98 (BOARDS, COMMISSIONS, COMMITTEES AND PANELS), § 98-5 OF THE CODE OF THE TOWN OF ST. MICHAELS FOR THE PURPOSE OF DISSOLVING THE ST. MICHAELS TOURISM BOARD; AND ALLOWING FOR THE CREATION OF A TOURISM ADVISORY BOARD AND PROVIDING THAT THE TITLE OF THIS ORDINANCE SHALL BE A FAIR SUMMARY HEREOF

Mrs. Weisman said that this ordinance was prepared because the Town had recently hired a communications manager who would be taking on the duties and activities of the Tourism Board. Mrs. Weisman said the current board would be dissolved and replaced with an advisory board under the direction of the communications manager. Mrs. Weisman said the current Tourism Board had been briefed on the new arrangement and all felt it was a good step for the Town. The Commissioners then

discussed whether a public hearing was appropriate and agreed that a public discussion would be sufficient. The Commissioners then took public comment.

Marie Martin of Cherry Street said she thought direct access to the communications person would work better than trying to contact board members from diverse businesses. When asked, Ms. Martin did not think another advertised discussion was necessary given that the board members themselves were informed and positive about the change. Carol Parlett of Talbot Street noted that anyone else who had comments on the change could have come to this meeting. Aida Khalil-Trissell of Cherry Street, and a former member of the Tourism Board, said that no one on the board objected to the new direction or to the board being dissolved. After some additional public input, the Commissioners did not pursue an advertised discussion. Commissioners Clark and Vlahovich then introduced Ordinance No. 451, which made the ordinance eligible for a vote at the Commissioners' May 28th meeting. President Vlahovich strongly suggested that there be a temporary halt to any tourism activity for 45 days and that no new business be conducted.

After some additional discussion, Commissioner Vlahovich called for a motion to move into Legislative Session. Commissioner Borders made the motion, which was seconded by Commissioner Clark and which passed on a roll call vote of 5-0 in favor. President Vlahovich then called for a motion to temporarily suspend all activity and the budget of the St. Michaels Tourism Board, effective immediately. Commissioner Borders made the motion, which was seconded by Commissioner Clark and which passed on a roll call vote of 5-0 in favor.

Items for Discussion

- Noise Exemption permit application for St. Michaels A Fair on Fremont

President Vlahovich said that the Commissioners had received a letter from the Tourism Board recommending an exemption permit for A Fair on Fremont, and called for discussion. The Commissioners were in general agreement to approve the exemption. President Vlahovich then called for public comments. Marie Martin of Cherry Street said she had been involved with the event the previous year and it was a great community event. Commissioner Borders made a motion to approve the permit application, which was seconded by Commissioner Myers and which passed on a roll call vote of 5-0 in favor.

- Noise Exemption Permit application for Christmas in St. Michaels

Commissioner Borders made a motion to approve the permit, which was seconded by Commissioner Harrod, and the motion passed on a roll call vote of 5-0 in favor. Marie Martin of Cherry Street said that her mother was a founder of the event and that it had been in existence for twenty-eight years.

Commissioners' Calendar

The Commissioners made changes and additions to their agendas for the last meeting in May, the June meetings and the July 9, 2014 meeting.

Comments from the Commissioners

In response to a question from Commissioner Myers, Mrs. Weisman said that the fencing in Muskrat Park would include posts with cannonball tops linked by a simple draping chain. Mrs. Weisman said the cannonballs have arrived but that the posts had to be re-ordered.

Comments from the Public

Public comments were about areas of Town that needed weeding and a "thank you" to the Tourism Board.

The Commissioners of St. Michaels
May 14, 2014

Announcement of Future Meetings/Events

President Vlahovich made announcements as follows:

- May 26, 2014 – Office closed for Memorial Day
- May 28, 2014 – 5:00 pm – COSM Regular Legislative Session

Adjournment

The meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Suzanna R. Warnick
Administrative Clerk

Public Handouts:

Agenda

Ordinance No. 451 – Amend Tourism Board

Ordinance No. 450 – Property Maintenance

Ordinance No. 447 – Critical Area Map and Text

Resolution 2014-03 – HDC Guidelines

Department Reports